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**UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA**

BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP, FKA COUNTRYWIDE
HOME LOANS SERVICING, LP,

Plaintiff,

vs.

THE WILLOWS HOMEOWNERS'
ASSOCIATION; ABSOLUTE
COLLECTION SERVICES, LLC; SFR
INVESTMENTS POOL 1, LLC,

Defendants.

SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability company,

Counter-Claimant,

vs.

BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, LP, FKA COUNTRYWIDE
HOME LOANS SERVICING, LP; PATTY
HART, an individual; JOHN HART, an
individual; and NEVA MUNN, an individual,

Counter-Defendant/Cross-Defendants.

Case No. 2:16-cv-00678-APG-CWH

**STIPULATION AND ORDER DISMISSING
PATTY HART AND JOHN HART WITH
PREJUDICE**

Cross-Defendants Patty Hart and John Hart ("the Harts") stipulate and agree that they
no longer have any interest, ownership or otherwise, in the real property commonly known as

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1 1038 Valley Light Avenue, Henderson, NV 89011; Parcel No. 178-03-512-025
 2 ("Property"). The Harts have been informed that the Property was sold on January 15, 2013
 3 by the foreclosure sale conducted by Absolute Collection Services, LLC ("Absolute"), agent
 4 for the Willows Homeowners' Association. The Harts further stipulate and agree that they
 5 will not contest the validity of the resulting foreclosure deed recorded in the Official Records
 6 of the Clark County Recorder, Instrument Number 201301170001753, or SFR Investments
 7 Pool 1, LLC's ownership interest in the Property based on the foreclosure deed.

8 Based on these representations, SFR Investments Pool 1, LLC and the Harts stipulate and
 9 agree that the Harts shall be dismissed from this action with prejudice, each party to bear its own
 10 fees and costs.

11 Dated this 28 day of July, 2016.

12 **KIM GILBERT EBRON**


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 14 **DIANA CLINE EBRON, ESQ.**
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 20 *Attorneys for SFR Investments Pool 1, LLC*

Dated this 25 day of July, 2016.

21 **PATTY HART**

22 
 23 Patty Hart
 24 4726 E. Baltimore Avenue
 25 Las Vegas, NV 89104
 26 *Cross-Defendant*

27 **JOHN HART**

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 John Hart
 4726 E. Baltimore Avenue
 Las Vegas, NV 89104
Cross-Defendant

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ORDER

UPON STIPULATION of the parties, and good cause appearing therefore, it is hereby ORDERED that Cross-Defendants Patty Hart and John Hart shall be dismissed from this action with prejudice, each party to bear its own fees and costs.

Dated: August 3, 2016.


UNITED STATES DISTRICT JUDGE

Respectfully submitted:


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